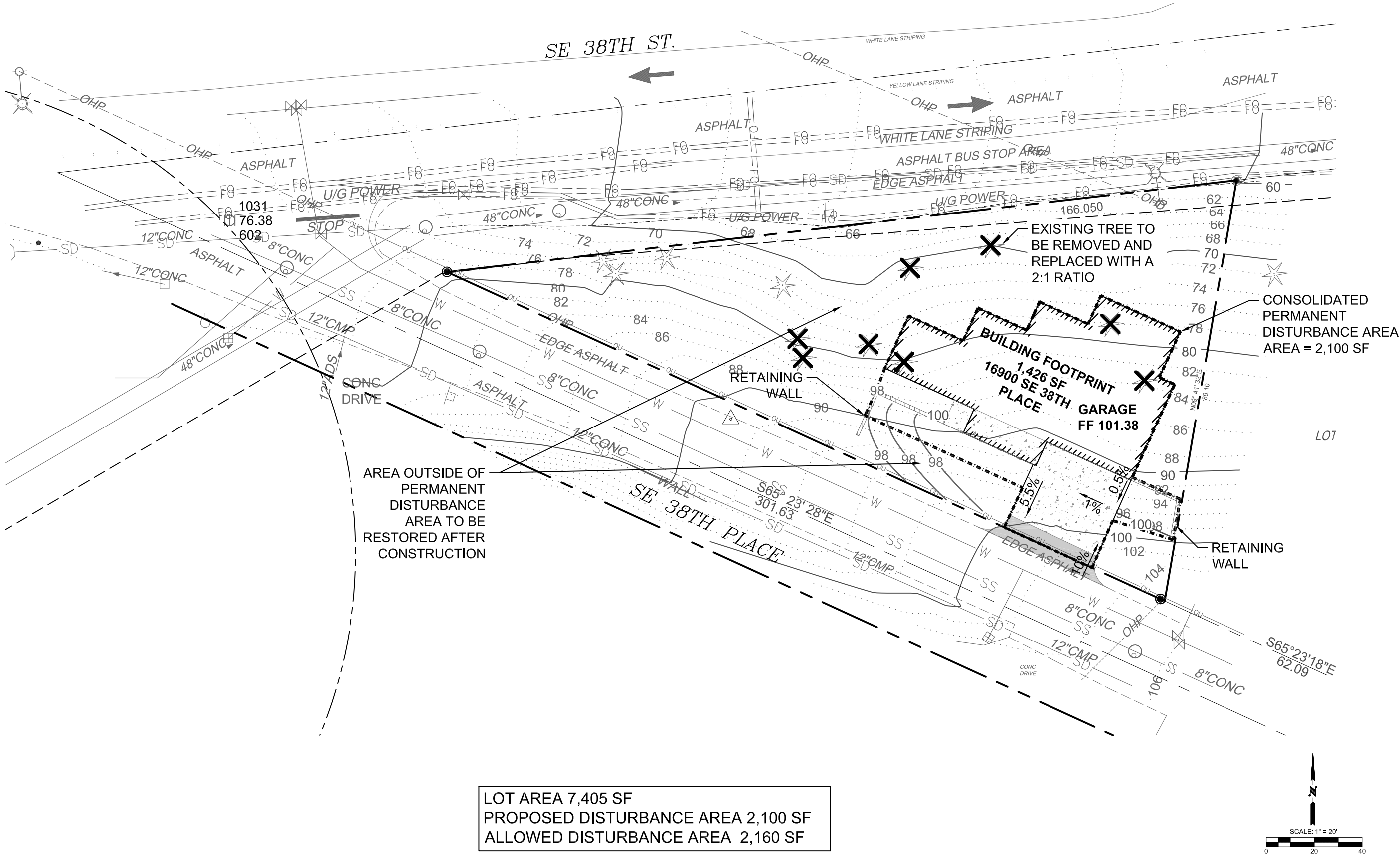


VICINITY MAP



COLLINS RESIDENCE

LOT COVERAGE - EXHIBIT



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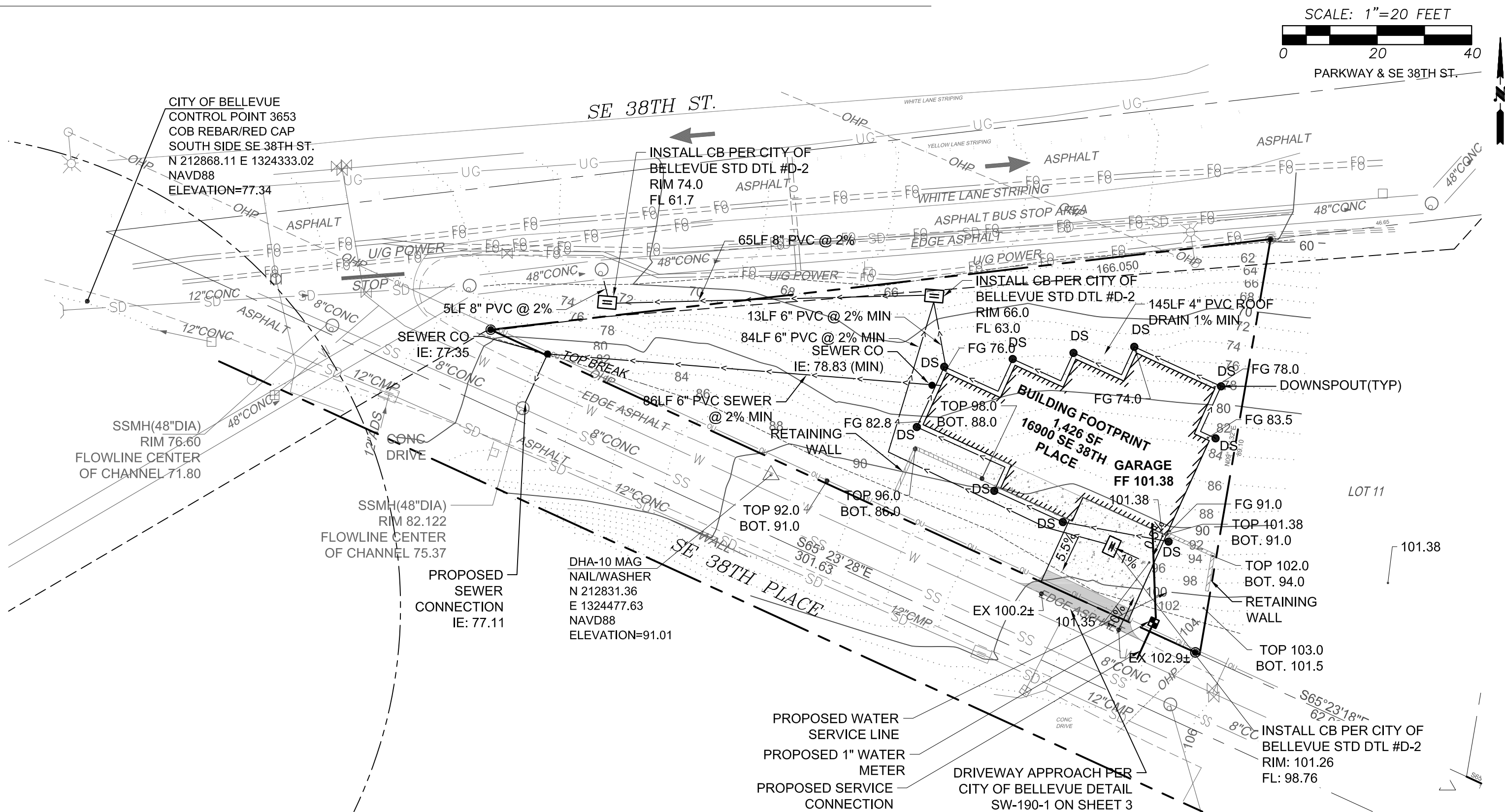
5737 LINDERSON WAY SW,
TUMWATER, WA. 98501
PO BOX 4420, TUMWATER, WA. 98501
(360) 890-4806
E-MAIL: erik@thelanddeveloper.com

PROJECT:
COLLINS DRAIN
16900 SE 38TH PLACE
BELLEVUE, WA 98008

CLIENT:
TIM COLLINS
16541 REDMOND WAY #273
REDMOND, WA 98052

DATE: 09/13/2019 PROJECT NUMBER: 18-113

DRAINAGE AND GRADING PLAN



SITE DATA

STREET ADDRESS:
16900 SE 38TH PLACE,
BELLEVUE, WA 98008

PARCEL NUMBER

888190-0060

LEGAL DESCRIPTION

LOT 12, PLAT OF VASA PARK, ACCORDING TO THE
PLAT THEREOF RECORDED IN VOLUME 044 OF
PLATS, PAGE 052, RECORDS OF KING COUNTY,
WASHINGTON.

HORIZONTAL DATUM

LOCAL GRID COORDINATE SYSYTEM. TO RETURN
THE COORDINATES TO CITY OF BELLEVUE
NAD83(2011) PERFORM THE FOLLOWING AUTOCAD
PROCEDURE.

SCALE ALL:
BASE POINT X=1,324,558.300, Y=212,951.695
REFERENCE LENGTH=1.000012634
NEW LENGTH=1.000000000

VERTICAL DATUM

VERTICAL DATUM: NAVD88, US FEET, AS
PRESCRIBED BY THE CITY OF BELLEVUE.
2015 LIDAR CONTOURS.

CONTOUR INTERVAL: (2') TWO FOOT CONTOURS

BASIS OF BEARING

THE WASHINGTON STATE COORDINATE SYSTEM,
NORTH ZONE, NAD83(2011), AS PUBLISHED BY THE
CITY OF BELLEVUE, WASHINGTON.

BUILDING DATA

USE: SINGLE FAMILY RESIDENCE
CONSTRUCTION TYPE: TYPE V
WOOD FRAMED WITH SOME MASONRY
(PER KING COUNTY ASSESSOR)
LOT AREA: 0.17 ACRES

AREA OF BUILDING:

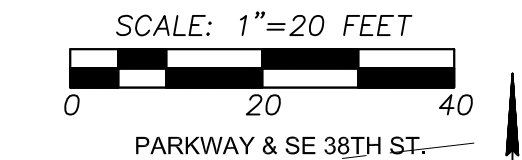
EXISTING MAIN RESIDENCE:

PROP RES&GAR GROSS FLOOR AREA IMP: 1,426 SF
TOTAL NEW & REPLACED IMP ROOF AREA: 1,857 SF
PROPOSED DRIVEWAY/SW AREA: 476 SF
EXISTING LOT SIZE: 7,405 SF

TOTAL LOT COVERAGE: EXISTING: 0 SF = 3.1%
PROPOSED: 2,333 SF = 32.4%

CUT/FILL QUANTITIES
(FOR PERMIT PURPOSES ONLY)
CUT: 500 YARDS
FILL: 200 YARDS

NOTE:
1. ALL DISTURBED AND LANDSCAPED SOILS
SHALL BE AMENDED PER BMP T5.13, DET NDP-1.



LEGEND:

SYMBOLS	ABBREVIATIONS
MONUMENT IN CASE	M MAPLE TREE
SURVEY MARKER SET LS 36798	C/CONC CONCRETE
POWER POLE	OHP OVERHEAD POWER LINE
STORM DRAIN MANHOLE	IE INVERT ELEVATION
SANITARY SEWER MANHOLE	WS WATER SURFACE
SIGN	BOT BOTTOM STRUCTURE
STORM DRAIN CATCH BASIN	MB MAILBOX
DECIDUOUS TREE	PVC POLY VINYL CHLORIDE PIPE
DHA SURVEY CONTROL	CMP CORRUGATED METAL PIPE
WATER VALVE	ECC EXTRUDED CONCRETE CURB
FIRE HYDRANT	CB CATCH BASIN
LIGHT POLE	SSMH SANITARY SEWER MANHOLE
MAILBOX	SDMH STORM DRAIN MANHOLE
GAS VALVE	TPN TAX PARCEL NUMBER
CULVERT	

REFER TO CITY OF BELLEVUE
DETAILS D-2, D-16, D-25, D-46, D-52,
& NDP-25 FOR CONSTRUCTION OF
STORM WATER SYSTEM

TOPOGRAPHIC NOTE:

THE EXISTING TOPOGRAPHIC DATA SHOWN ON THESE DRAWINGS
HAS BEEN PREPARED, IN PART, BASED UPON INFORMATION
FURNISHED BY OTHERS. WHILE THIS INFORMATION IS BELIEVED TO
BE RELIABLE, TLD, LLC CANNOT ENSURE ITS ACCURACY AND THUS IS
NOT RESPONSIBLE FOR THE ACCURACY OF THAT INFORMATION OR
FOR ANY ERRORS OR OMISSIONS WHICH MAY HAVE BEEN
INCORPORATED INTO THESE DRAWINGS AS A RESULT.

TOPOGRAPHIC SURVEY PROVIDED BY OWNER THIS CERTIFICATION
DOES NOT APPLY TO THE VALIDITY OR ACCURACY OF SURVEY

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SITE PLAN & DRAINAGE PLAN

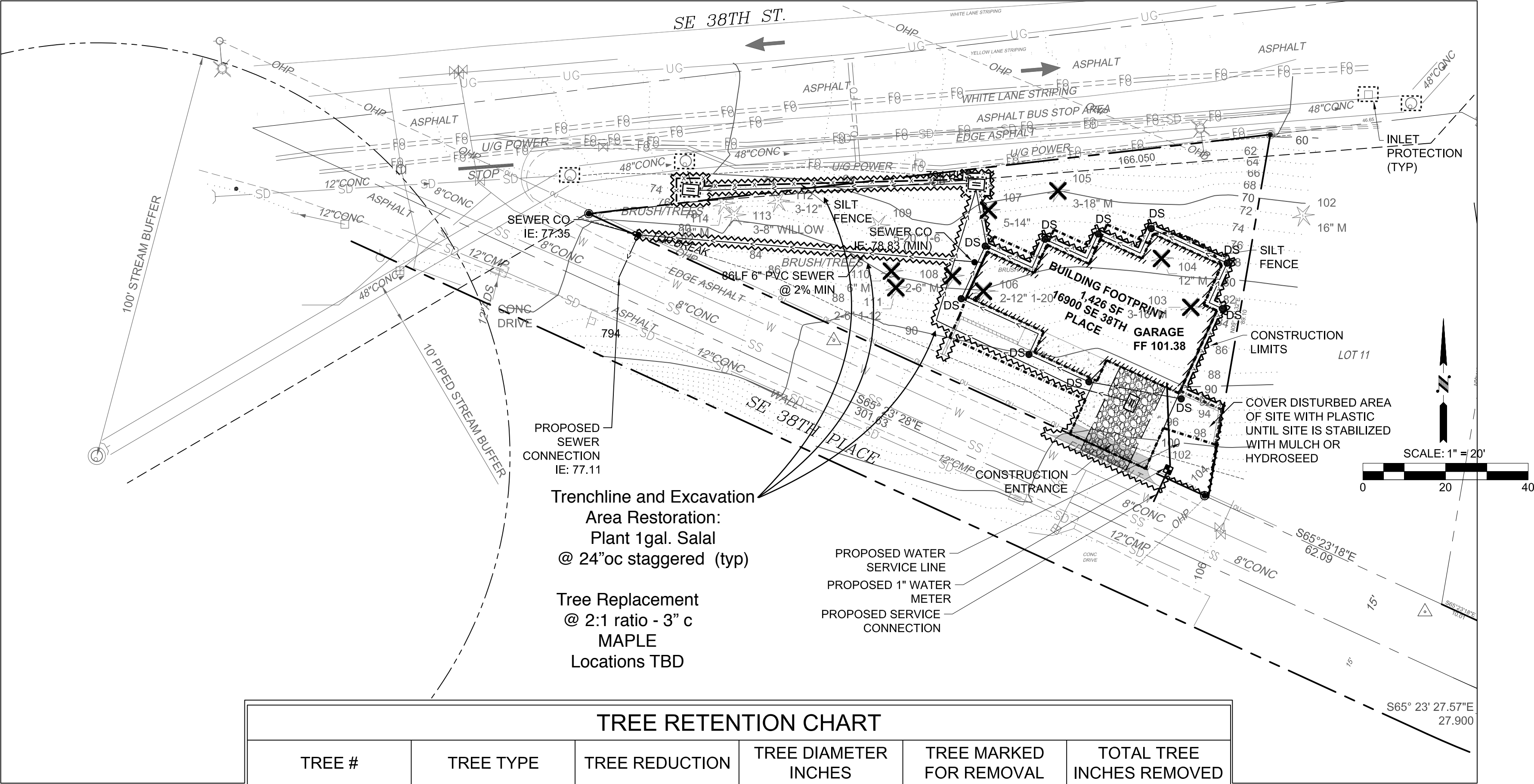
COLLINS DRN

PROJECT:
COLLINS DRAIN
16900 SE 38TH PLACE
BELLEVUE, WA 98008

CLIENT:
TIM COLLINS (BARKLEY HOMES, INC.)
16541 REDMOND WAY #273
REDMOND, WA 98052

DATE: 09/13/2019 PROJECT NUMBER: 18-113

EROSION CONTROL PLAN
CONCEPTUAL MITIGATION / RESTORATION PLAN



TREE RETENTION CHART					
TREE #	TREE TYPE	TREE REDUCTION	TREE DIAMETER INCHES	TREE MARKED FOR REMOVAL	TOTAL TREE INCHES REMOVED
102	MAPLE		1'-4"	NO	
103	MAPLE		1'-4"	YES	1'-4"
104	MAPLE		1'-0"	YES	1'-0"
105	MAPLE		1'-6"	YES	1'-6"
106	MAPLE		1'-0"	YES	1'-0"
107	MAPLE		1'-2"	YES	1'-2"
108	MAPLE		0'-6"	YES	0'-6"
109	MAPLE		1'-8"	NO	
110	MAPLE		0'-6"	NO	0'-6"
111	MAPLE		0'-6"	NO	0'-6"
112	MAPLE		0'-6"	NO	
113	WILLOW		0'-8"	NO	
114	MAPLE		1'-6"	NO	
TOTAL			13'-2"		7'-6"
PERCENT RETAINED:			57%		

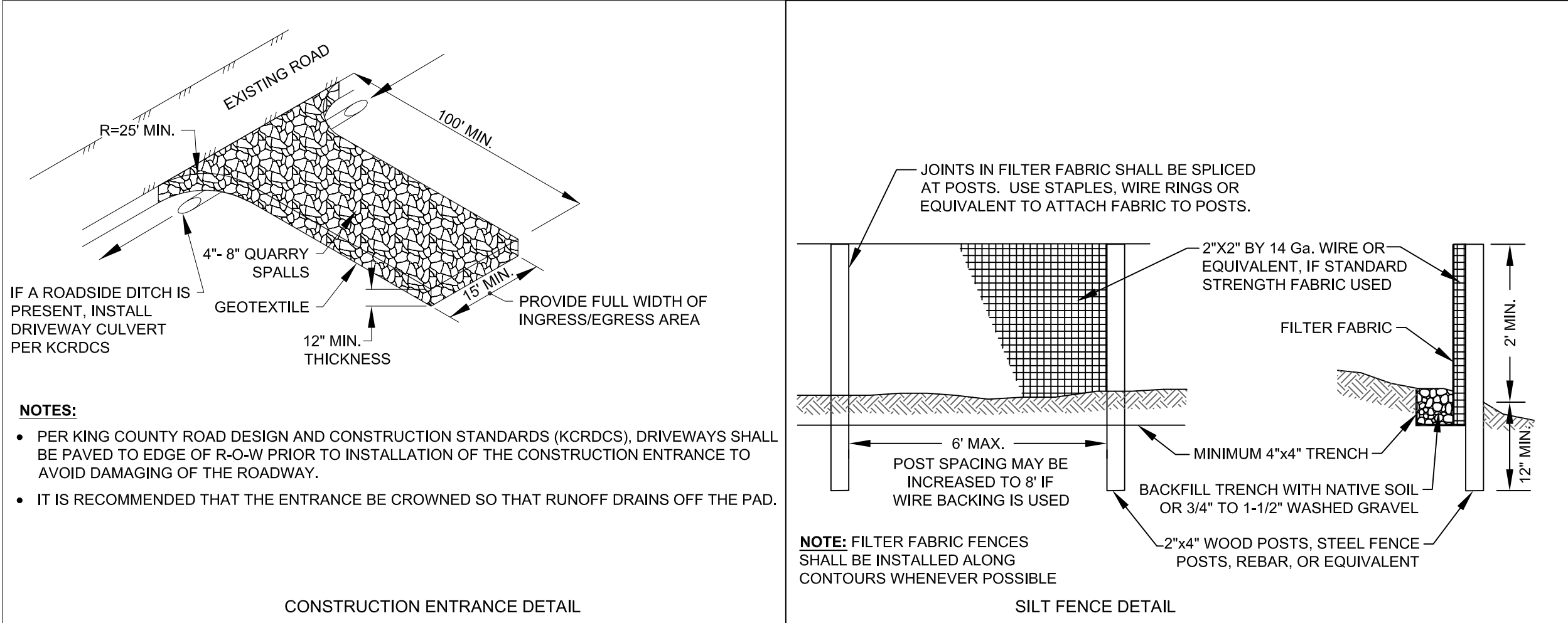
NOTE:
ALL SIGNIFICANT TREES TO BE REMOVED SHALL BE REPLACED BY A 2:1 RATIO

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COLLINS DRN
EROSION CONTROL PLAN

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Storm Drainage General Notes:

(1) All work shall conform to the 2013 edition of the City of Bellevue Utilities Department Engineering Standards and the Developer Extension Agreement.

(2) Storm pipe shall be PVC conforming to ASTM D-3034 SDR 35 (4" - 15") or ASTM F-679 (18"-27"). Bedding and backfill shall be as shown in the Standard Details.

(3) The locations of all existing utilities shown hereon have been established by field survey or obtained from available records and should therefore be considered approximate only and not necessarily complete. It is the sole responsibility of the excavator to independently verify the accuracy of all utility locations shown, and to further discover and avoid any other utilities not shown hereon which may be affected by the implementation of this plan. Immediately notify the Engineer if a conflict exists.

(4) The footing drainage system and the roof downspout system shall not be interconnected and shall separately convey collected flows to the conveyance system or to on-site stormwater facilities.

(5) Provide and maintain temporary sedimentation collection facilities to ensure that sediment or other hazardous materials do not enter the storm drainage system in accordance with the sites approved CSWPPP. For all construction during the rainy season, downhill basins and inlets must be protected with catch basin inserts. Simply placing filter fabric under the grate is not acceptable.

(6) Prior to final inspection and acceptance of storm drainage work, pipes and storm drain structures shall be cleaned and flushed. Any obstructions to flow within the storm drain system, (such as rubble, mortar and wedged debris), shall be removed at the nearest structure. Wash water of any sort shall not be discharged to the storm drain system or surface waters.

(7) Ends of each storm drain stub at the property line shall be capped and located with an 8' long 2" x 4" board, embedded to the stub cap and extending at least 3 feet above grade, and marked permanently "STORM". A copper 12 ga. locate wire firmly attached. The stub depth shall be indicated on the marker.

(8) All grates in roadways shall be ductile iron, bolt-locking, vaned grates per the Standard Details. Structures in traffic lanes outside of the curbline which do not collect runoff shall be fitted with round, bolt-locking solid covers. Off-street structures which do not collect runoff shall be fitted with bolt-locking solid covers.

(9) Vegetation/landscaping in the detention pond, bioretention facility, vegetated roof and/or drainage swale(s) are an integral part of the runoff treatment system for the project. Such drainage facilities will not be accepted until plantings are established.

(10) All new manholes shall have a minimum inside diameter of 48" and shall conform to the Standard Details. All new catch basins shall conform to the Standard Details.

(11) Side storm stations are referenced from nearest downstream manhole/ catch basin.

(12) All testing and connections to existing mains shall be done in the presence of a representative of the City of Bellevue Utilities Department.

(13) All trenches shall be compacted, and Hot Mix Asphalt in place in paved areas, prior to testing storm lines for acceptance.

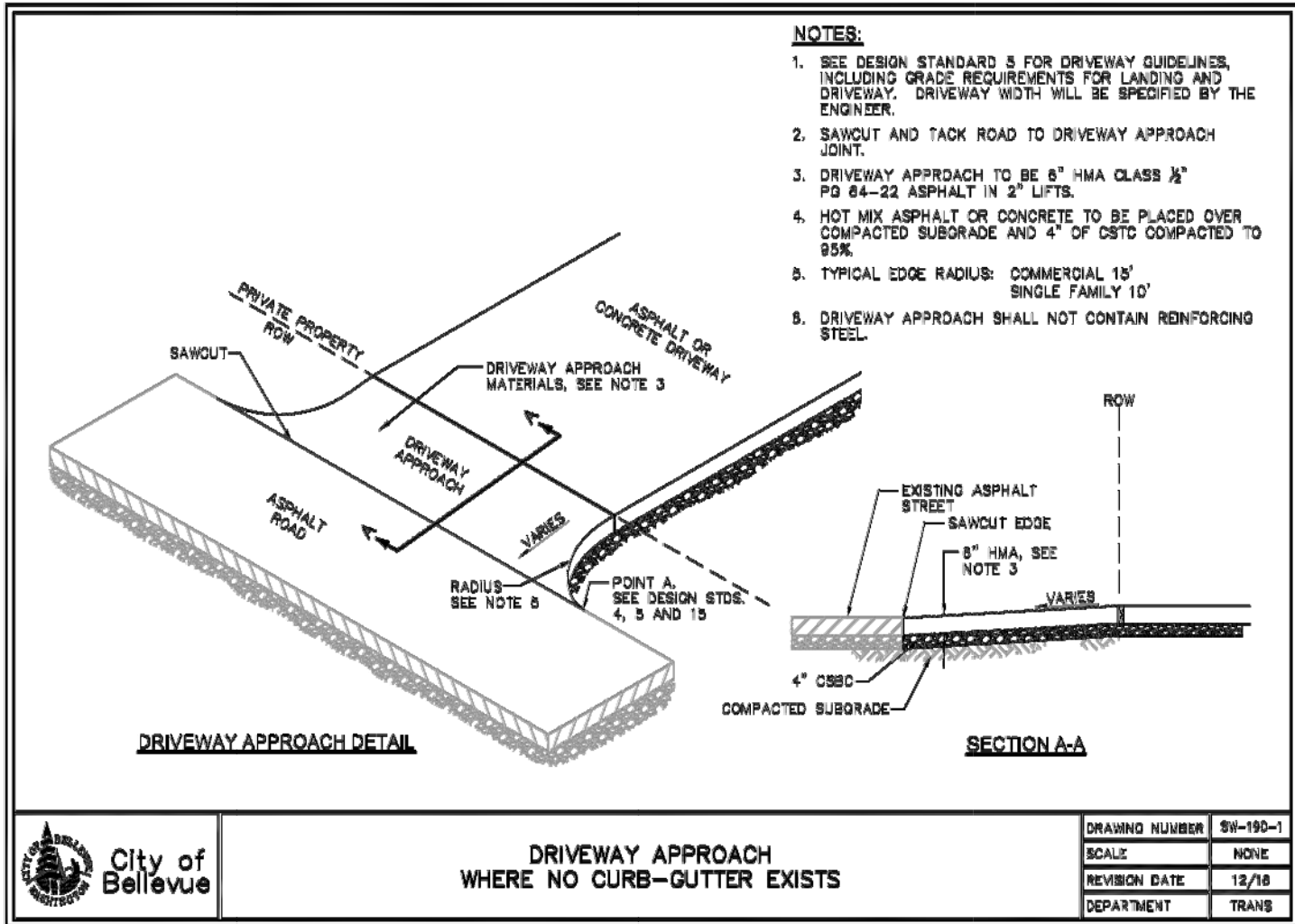
(14) All public storm drains shall be air tested and have a video inspection performed prior to acceptance (see #23 below). Storm main constructed with flexible pipe shall be deflection tested with a mandrel prior to acceptance.

(15) Storm stubs shall be tested for acceptance at the same time the main storm is tested.

(16) All manholes/ catch basins in unpaved areas shall include a concrete seal around adjustment rings per Standard Details.

Standard Notes for Erosion Control Plans

- All clearing & grading construction must be in accordance with City of Bellevue (COB) *Clearing & Grading Code*, *Clearing & Grading Development Standards*, *Land Use Code*, *Uniform Building Code*, permit conditions, and all other applicable codes, ordinances, and standards. The design elements within these plans have been reviewed according to these requirements. Any variance from adopted erosion control standards is not allowed unless specifically approved by the City of Bellevue Development Services (DSD) prior to construction. It shall be the sole responsibility of the applicant and the professional civil engineer to correct any error, omission, or variation from the above requirements found in these plans. All corrections shall be at no additional cost or liability to the COB.
- Approval of this erosion/sedimentation control (ESC) plan does not constitute an approval of permanent road or drainage design (e.g. size and location of roads, pipes, restrictors, channels, retention facilities, utilities, etc.).
- A copy of the approved plans and drawings must be on-site during construction. The applicant is responsible for obtaining any other required or related permits prior to beginning construction.
- The implementation of these ESC plans and the construction, maintenance, replacement, and upgrading of these ESC facilities is the responsibility of the applicant/contractor until all construction is completed and approved and vegetation/landscaping is established.
- The ESC facilities shown on this plan must be constructed in conjunction with all clearing and grading activities, and in such a manner as to insure that sediment and sediment laden water do not enter the drainage system, roadways, or violate applicable water standards.
- The ESC facilities shown on this plan are the minimum requirements for anticipated site conditions. During the construction period, these ESC facilities shall be upgraded as needed for unexpected storm events and to ensure that sediment and sediment-laden water do not leave the site.
- All locations of existing utilities have been established by field survey or obtained from available records and should, therefore, be considered only approximate and not necessarily complete. It is the sole responsibility of the contractor to independently verify the accuracy of all utility locations and to discover and avoid any other utilities not shown which may be affected by the implementation of this plan.
- The boundaries of the clearing limits shown on this plan shall be clearly flagged in the field prior to construction. During the construction period, no disturbance beyond the flagged clearing limits shall be permitted. The flagging shall be maintained by the applicant/contractor for the duration of construction.
- Clearing shall be limited to the areas within the approved disturbance limits. Exposed soils must be covered at the end of each working day when working from October 1st through April 30th. From May 1st through September 30th, exposed soils must be covered at the end of each construction week and also at the threat of rain.
- At no time shall more than one foot of sediment be allowed to accumulate within a trapped catch basin. All catch basins and conveyance lines shall be cleaned prior to paving. The cleaning operation shall not flush sediment laden water into the downstream system.
- Stabilized construction entrances shall be installed at the beginning of construction and maintained for the duration of the project.
- The contractor must maintain a sweeper on site during earthwork and immediately remove soil that has been tracked onto paved areas as result of construction.
- The ESC facilities shall be inspected daily by the applicant/contractor and maintained as necessary to ensure their continued functioning.
- Any excavated material removed from the construction site and deposited on property within the City limits must be done in compliance with a valid clearing & grading permit. Locations for the mobilization area and stockpiled material must be approved by the Clearing and Grading Inspector at least 24 hours in advance of any stockpiling.
- The ESC facilities on inactive sites shall be inspected and maintained a minimum of once a month or within the 48 hours following a major storm event.
- Final site grading must direct drainage away from all building structures at a minimum 5% slope, per the *International Residential Code (IRC)* R401.3.



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COLLINS DRN

EROSION CONTROL NOTES

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• BECAUSE RESULTS MATTER •

September 13, 2019

City of Bellevue Land Use Division
PO Box 90012
Bellevue, WA 98009-9012

Re: Reasonable Use and Variance Request from Development Standards for 19-103984-LO
Site Address: 16900 Se 38th Place, Bellevue, WA 98008
Tax Parcel No.: 888190-0060

We are preparing this letter to request a reasonable use exemption and variance for the development of the proposed single family home as shown in the attached site plan. The follow describe our project and the need for both the reasonable use exemption and variance.

The proposed project includes the construction of single family residence that has a building foot print of approximately 1,426 sf and a driveway of 400 sf. There will also be utilities constructed to service the residence. The site is fully encumbered by steep slope critical area and as such there is not an area of 2,160 sf outside the critical area to build on. As such a reasonable use exception is required. A site Exhibit is attached that shows the permanent disturbance area for the project of 2,100 sf. Trees that will be removed will be replaced at a 2:1 ratio. All permanently disturbed areas will be stabilized with landscaping. All temporary disturbance area will be minimized to the maximum extent practicable. These areas will be restored once work is completed. A landscape plan will be prepared as part of the permit set. The over-all site stability will be improved as a result of this project because engineered walls will be installed.

Only the areas shown on the plan will be disturbed for construction of the project. The area outside the dashed line will be restored to a preconstruction state. The total disturbed area for this project is therefore approximately 2,100 SF. The overall lot size is 7,405 sf, 40% of this area is 2,962 sf. Typically critical areas such as steep slopes are excluded from the allowable building area. The entire site is located within a steep slope area therefore a variance is required.

Variance Request Justification

1. *The variance will not constitute a grant of special privilege inconsistent with the limitation upon uses of other properties in the vicinity and land use district of the subject property;*

This request does not grant special privilege to this parcel. There are a number parcels in the area of the property that have built with similar design constraints. Below is information about Parcels within the same neighborhood as ours.

This is a list of parcel numbers which are each encumbered by steep slope hazard area with same or sim topo - each within the neighborhood and along the same street, each has been developed, other than parcel number 8881900050 - adjacent to my lot. The parcel numbers are as follows.

8881900050 - undeveloped
8881900047
8881900045
8881900040
8881900035
8881900030
8881900025
8881900020
8881900015
8881900010
8881900005
8881900270

2. *The variance is necessary because of special circumstances relating to the size, shape, topography, location or surroundings of the subject property to provide it with use rights and privileges permitted to other properties in the vicinity and in the land use district of the subject property; and*

The entire lot is encumbered by steep slope critical area. There is no area on the lot that is 2,160 sf that can be developed.

3. *The granting of the variance will not be materially detrimental to the public welfare or injurious to the property or improvements in the vicinity and land use district in which the subject property is located; and*

Construction of the single family home improves public welfare by providing house for someone in the public. This is consistent with zoning and land use regulations for this area.

4. *The variance is not inconsistent with the Comprehensive Plan. (Ordinance No. 4816)*

That variance is consistent with the comprehensive plan.

We recommend approval of this variance and reasonable use exemption.

Please feel free to give me a call if you have any questions.

Sincerely,

The Land Developer, LLC



Erik B. Ainsworth, PE
President